

172.A

0006

0055.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

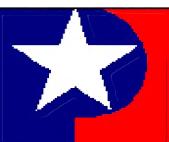
481,300 / 481,300

USE VALUE:

481,300 / 481,300

ASSESSED:

481,300 / 481,300



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
55		TANAGER ST, ARLINGTON

## OWNERSHIP

Owner 1:	CAPOZZA PAUL T & TERRI ANN	Unit #:	55
Owner 2:			
Owner 3:			

Street 1: 55 TANAGER ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: Y
Postal: 02476		Type:	

## PREVIOUS OWNER

Owner 1:	RENEW PROPERTIES GROUP LLC -
Owner 2:	-
Street 1:	30 HAYDEN LN
Twn/City:	BEDFORD
St/Prov: MA	Cntry:
Postal: 01730	

## NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1900, having primarily Vinyl Exterior and 993 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Street
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8327																

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	481,300			481,300		418009
							GIS Ref
							GIS Ref
							Insp Date
							09/21/18

Parcel ID 172.A-0006-0055.0

!16395!

## USER DEFINED

Prior Id # 1:	114245
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	474,400	0	.	474,400	474,400	Year End Roll	12/18/2019	
2019	102	FV	482,200	0	.	482,200	482,200	Year End Roll	1/3/2019	
2018	102	FV	427,900	0	.	427,900	427,900	Year End Roll	12/20/2017	

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RENEW PROPERTIE	66995-158		3/28/2016		469,900	No	No		Master Deed 66646:172

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

## ACTIVITY INFORMATION

Date	Result	By	Name
9/21/2018	Measured	DGM	D Mann
4/21/2018	NEW CONDO	DGM	D Mann

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>								
Type: 99 - Condo Conv				Full Bath: 1	Rating: Very Good															
Sty Ht: 1 - 1 Story				A Bath:	Rating:															
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:															
Foundation: 3 - BrickorStone				A 3QBth:	Rating:															
Frame: 1 - Wood				1/2 Bath:	Rating:															
Prime Wall: 4 - Vinyl				A HBth:	Rating:															
Sec Wall:		%		OthrFix:	Rating:															
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>																
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good															
Color: GRAY				A Kits:	Rating:															
View / Desir:				Fpl: 1	Rating: Very Good															
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:															
Grade: C - Average				<b>CONDOS INFORMATION</b>																
Year Blt: 1900	Eff Yr Blt:			Location:																
Alt LUC:		Alt %:		Total Units:																
Jurisdct: G18		Fact:	.	Floor:																
Const Mod:				% Own:	35.000000000															
Lump Sum Adj:				Name:																
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>								
Avg Ht/FL: STD				Phys Cond: GV - Good-VG	10. %			No Unit	RMS	BRS	FL									
Prim Int Wall: 2 - Plaster				Functional:				1	6	2										
Sec Int Wall:		%		Economic:																
Partition: T - Typical				Special:																
Prim Floors: 3 - Hardwood				Override:																
Sec Floors:		%		Total:	10.8 %															
Bsmnt Flr: 12 - Concrete				<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>												
Subfloor:				Basic \$ / SQ:	295.00			Rate	Parcel ID	Typ	Date	Sale Price								
Bsmnt Gar:				Size Adj.: 1.35000002																
Electric: 3 - Typical				Const Adj.: 1.04989493																
Insulation: 3 - Typical				Adj \$ / SQ: 418.121																
Int vs Ext: S				Other Features: 75350																
Heat Fuel: 2 - Gas				Grade Factor: 1.00																
Heat Type: 1 - Forced H/Air				NBHD Inf: 1.10000002																
# Heat Sys: 1				NBHD Mod:																
% Heated: 100		% AC: 100		LUC Factor: 1.00																
Solar HW: NO		Central Vac: NO		Adj Total: 539598																
% Com Wall:		% Sprinkled:		Depreciation: 58277																
				Depreciated Total: 481321																
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:								
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 172.A-0006-0055.0																
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value			
More: N	Total Yard Items:													Total Special Features:			Total:			
<b>RESIDENTIAL GRID</b>																				
1st Res Grid Desc: Line 1 # Units: 1																				
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O								
Other																				
Upper																				
Lvl 2																				
Lvl 1																				
Lower																				
Totals	RMs:	6	BRs:	2	Baths:	1	HB													
<b>UnSketched SubAreas:</b> GLA: 993,																				
<b>SUB AREA</b>																	<b>SUB AREA DETAIL</b>			
Code	Description	Area - SQ		Rate - AV		Undepr Value		Sub Area	% Usbl	Descrip	% Type	Qu	# Ten							
GLA	Gross Liv Ar	993		418.120		415,194														
<b>IMAGE</b>																				
<b>AssessPro Patriot Properties, Inc</b>																				